# LAKEWOOD PLANNING BOARD AGENDA

## Tuesday, November 21, 2017

6:00 P.M.

## 1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

"The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and reasonable comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act."

- 2. ROLL CALL, CONFIRMATION OF RECORDING STATUS
- 3. SWEARING IN OF PROFESSIONALS
- 4. MEMORIALIZATION OF RESOLUTIONS
  - 1. 2018 Planning Board Calendar of Meeting Dates
  - 2. Resolution Memorializing the Approval of the 2017 Master Plan
  - 3. SD 2281 Avenue of the States, LLC

Avenue of the States Block 961, Lot 2.04 Preliminary and Final Major Subdivision to create two lots

4. SP 2247AA Yeshiva Stolin Karlin

1640, 1660, 1680 West County Line Road Block 2, Lots 24, 51, & 58 Change of Use/Site Plan Exemption to convert three homes into a school

5. SP 2240 Lakewood Business, LLC, c/o Daniel Werbler

640 & 644 Cross Street Block 524, Lots 3.01 & 3.02 Preliminary and Final Major Site Plan for an office and warehouse building

6. SD 2188 Aaron Sperber

Locust Street Block 1083, Lot 7
Denial of a Minor Subdivision to create three lots

7. SD 2273 White St Developers, LLC

110 White Street Block 251, Lot 9.01 Minor Subdivision to create three lots

8. SP 2242 Congregation Yeshiva Mkor Chaim

160 Locust Street Block 1081, Lot 9 Preliminary and Final Major Site Plan for a school

9. SD 2282 Albert Street Holdings, LLC

Towers Street & Pine Street Blocks 830.11, Lot 2
Amended Preliminary and Final Major Subdivision to create forty-two single family homes ("Somerset Run")

#### 10. SP 2244 Khal Meor Chaim

270 Miller Road Block 9, Lot 3.01 & 6 Amended Preliminary and Final Major Site Plan for a synagogue

#### 11. SD 2277 SES Cross LLC

688 & 672 Cross Street Block 524, Lots 2.01 & 2.02 Minor Subdivision and Amended Major Site Plans to adjust lot line

#### 12. SP 2250AA Congregation Hazon Ovadia

500 Marc Drive Block 778.05, Lot 52
Change of Use/Site Plan Exemption to convert existing home into a synagogue

#### 13. SP 2251 Shravan Baile

120 Ocean Avenue Block 536, Lot 5
Preliminary and Final Major Site Plan for a liquor store and offices

#### 14. SP 2253AA Pinchos Wolhendler

Sheraton Drive Block 782.01, Lots 11.02 & 11.03 Change of Use/Site Plan Exemption to convert two existing basements into a shul

#### 15. SP 2258AA Yeshiva Gedolah of Monmouth

Frances Street Block 446, Lot 7
Change of Use/Site Plan Exemption to permit school trailers

#### 16. SP 1867B American Classics of Lakewood IV, LLC

1367 Ocean Ave, Ocean Ave Block 189.03, Lots 75 & 193 Extension of Major Site Plan and Minor Subdivision for automobile show room, service center, and self storage building

#### 17. SD 2294 Congregation Bnei Torah

940 East Kennedy Blvd & 1097 Somerset Ave Block 174.04, Lots 30.01 & 33.01 Minor Subdivision to adjust lot lines

## 18. SP 2255 Cheder Toras Zev

950 Cross St and 1000 West Cross St Block 494, Lots 2.01, 3, & 4 Minor Subdivision and Preliminary and Final Major Site Plan for two school buildings

## 5. ORDINANCES & CORRESPONDENCE

- 2017-51 to Implement the Lakewood Township Master Plan (multiple changes)
- 2017-52 to Implement the Lakewood Township Master Plan (multiple changes)
- SD 1410V 319 Chestnut LLC deeming previous vacation of approval as null and void

## 6. OAK STREET CORE RESIDENTIAL DEVELOPMENT SUBDIVISIONS

• SD 2306AO Oak Vine Development, LLC, Block 1034, Lots 7, 8, & 10

## 7. PUBLIC HEARING

#### 1. SD 2175 Yecheskel Piotrovski

30 Gudz Road Block 11.30, Lot 13 Minor Subdivision to create four lots

#### 2. SP 2248 Aharon Mansour

512 Chestnut Street Block 1087, Lot 20
Preliminary and Final Major Site Plan for a restaurant and office building

#### 3. SP 2233 Zichron Chaim Inc.

712 New Hampshire Ave & 1474 Oak St Block 1159.03, Lots 13 & 17 Minor Subdivision and Preliminary and Final Major Site Plan for a school

#### 4. SP 2256 Congregation Khal Bais Avrohom

2 Poplar Street Block 1.05, Lot 12 Preliminary and Final Major Site Plan for a synagogue

#### 5. SP 2257 Yeshiva Even Yisroel

50 Niemann Road Block 251.03, Lot 29 Preliminary and Final Major Site Plan for a school

#### 6. SD 2295 Madison Second LLC

Madison Avenue Block 72, Lots 7.05-7.08 Minor Subdivision to create 3 single-family lots

## 7. SD 2297 Lakewood Equity LLC & Township of Lakewood

15 America Avenue Block 549.01, Lot 2
Minor Subdivision to create 2 lots and courtesy review of parking lot

#### 8. SD 2146 Mordechai Eichorn

1301 Central Avenue Block 12.04, Lot 48 Extension of a Minor Subdivision to create 3 lots

### 9. SD 2299 Jonathan Rubin

319, 323, 327 Ocean Ave, Ocean Ave Block 246, Lots 40, 41, 42.01, & 67 Minor Subdivision to create seven lots

#### 10. SD 2312 Tomchei Shabbos of Lakewood

Chambersbridge Road and Rutgers University Ave Block 1609, Lots 20 & 21 Minor Subdivision to create two lots

### 11. SD 2143 Kikar Shabbos, LLC

305 & 383 Monmouth Ave Block 160, Lots 1.01 & 1.02 Extension of Minor Subdivision to create two lots

## 8. PUBLIC PORTION

## 9. APPROVAL OF MINUTES

- Minutes from the September 13, 2017 Meeting
- Minutes from the October 17, 2017 Meeting
- Minutes from the October 31, 2017 Meeting

## 10. APPROVAL OF BILLS

#### 11. ADJOURNMENT